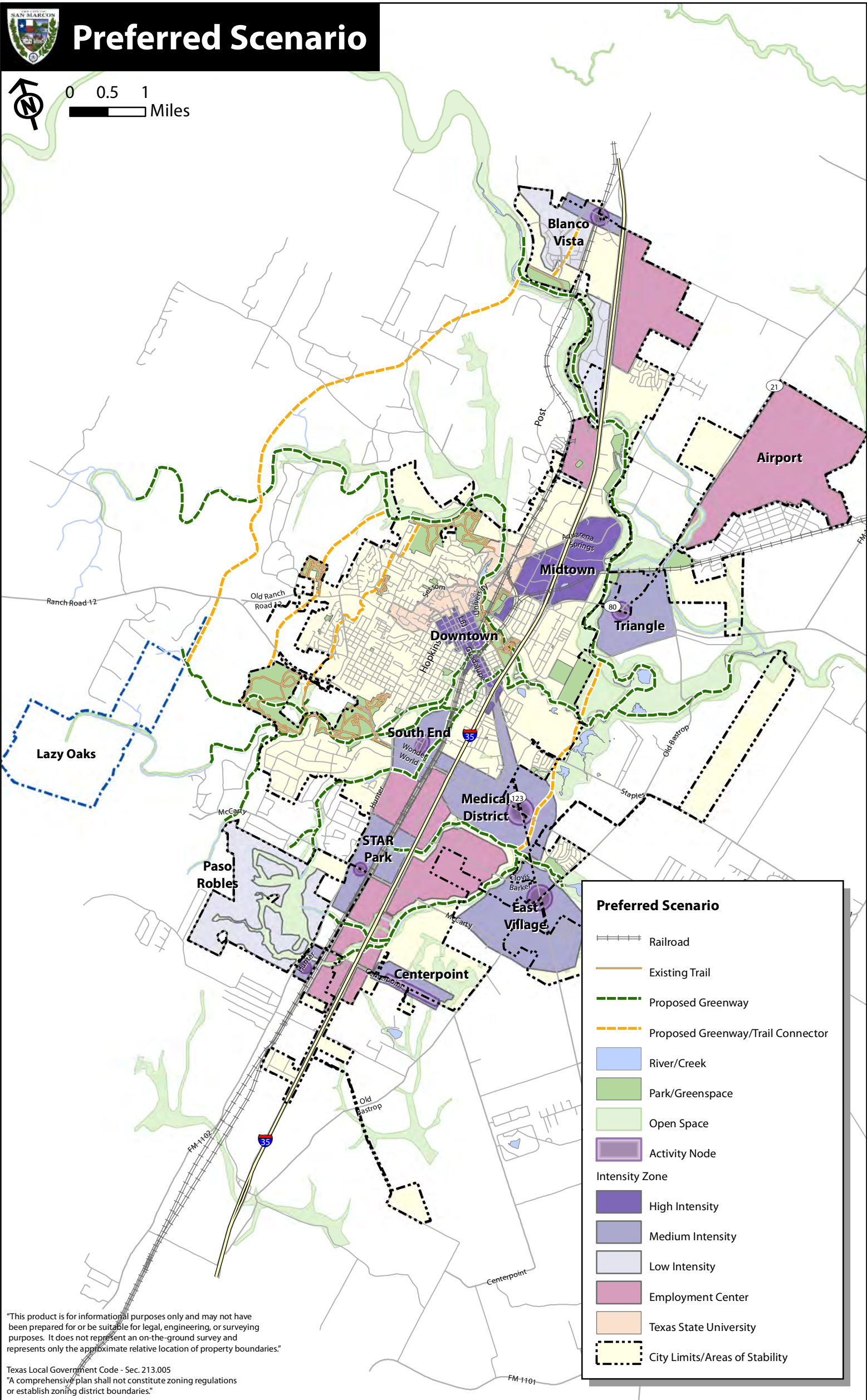


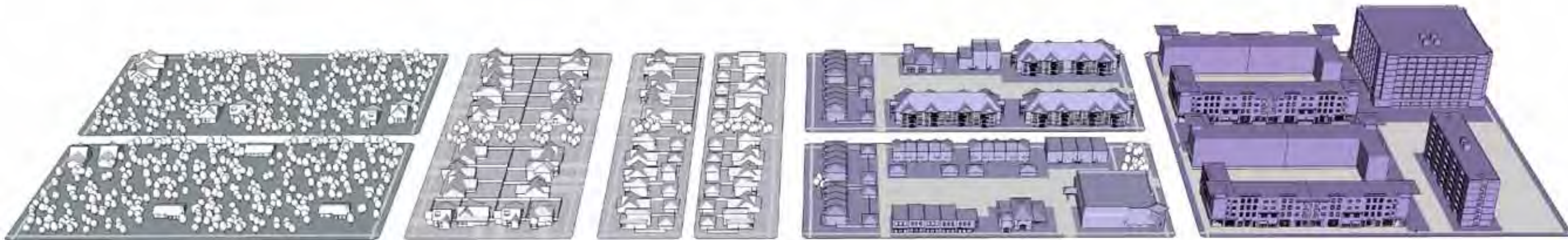


Preferred Scenario



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Texas Local Government Code - Sec. 213.005
"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."



Open Space / Agricultural		Low Intensity and Areas of Stability		Medium Intensity		High Intensity	
<div>Neighborhood & Area Protection / Conservation</div> <div>Preserve Areas Hiking Trails Community Gardens</div> <div>Active Recreation Areas Recreation-related Commercial Camping Hiking Trails Community Gardens</div> <div>Agricultural / Ranching Single Family Residential Bed & Breakfast Home Office Produce Stands Hiking Trails Community Gardens</div> <div>NOTES: Recreation-related commercial uses in active recreation areas will require special standards</div>	<div>Redevelopment Infill</div>	<div>General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas</div> <div>Building Types: 1-2 Story, 3 with CUP</div> <div>Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map</div>		<div>General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: Triangle - single family</div>		<div>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div>Building Types: 1-4 Story, Mixed-use at nodes and corridors</div>	
		NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderworld, LBJ east of Holland, Arterials in the Edwards Recharge Zone					
		<div>General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Examples: Existing Mixed Residential Areas</div>		<div>General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: South End</div>		<div>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div>Building Types: 1-5 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: Downtown, Midtown</div>	
		NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderworld					



Regional Map



0 5 10
Miles

Austin

Population:
2010 - 790,390
2030 - 1,480,787 (proj.)
Growth - 87%

San Marcos

Population:
2010 - 44,894
2030 - 63,463
Growth - 41%

HAYS

COMAL

CALDWELL

New Braunfels

Population:
2010 - 57,740
2030 - 80,730 (proj.)
Growth - 40%

GUADALUPE

San Antonio

Population:
2010 - 1,327,407
2030 - 2,130,000 (proj.)
Growth - 60%



San Marcos



Major City



City Limits



Austin/SA Corridor

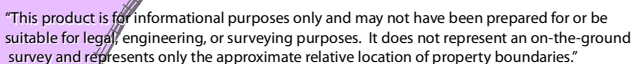
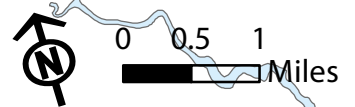


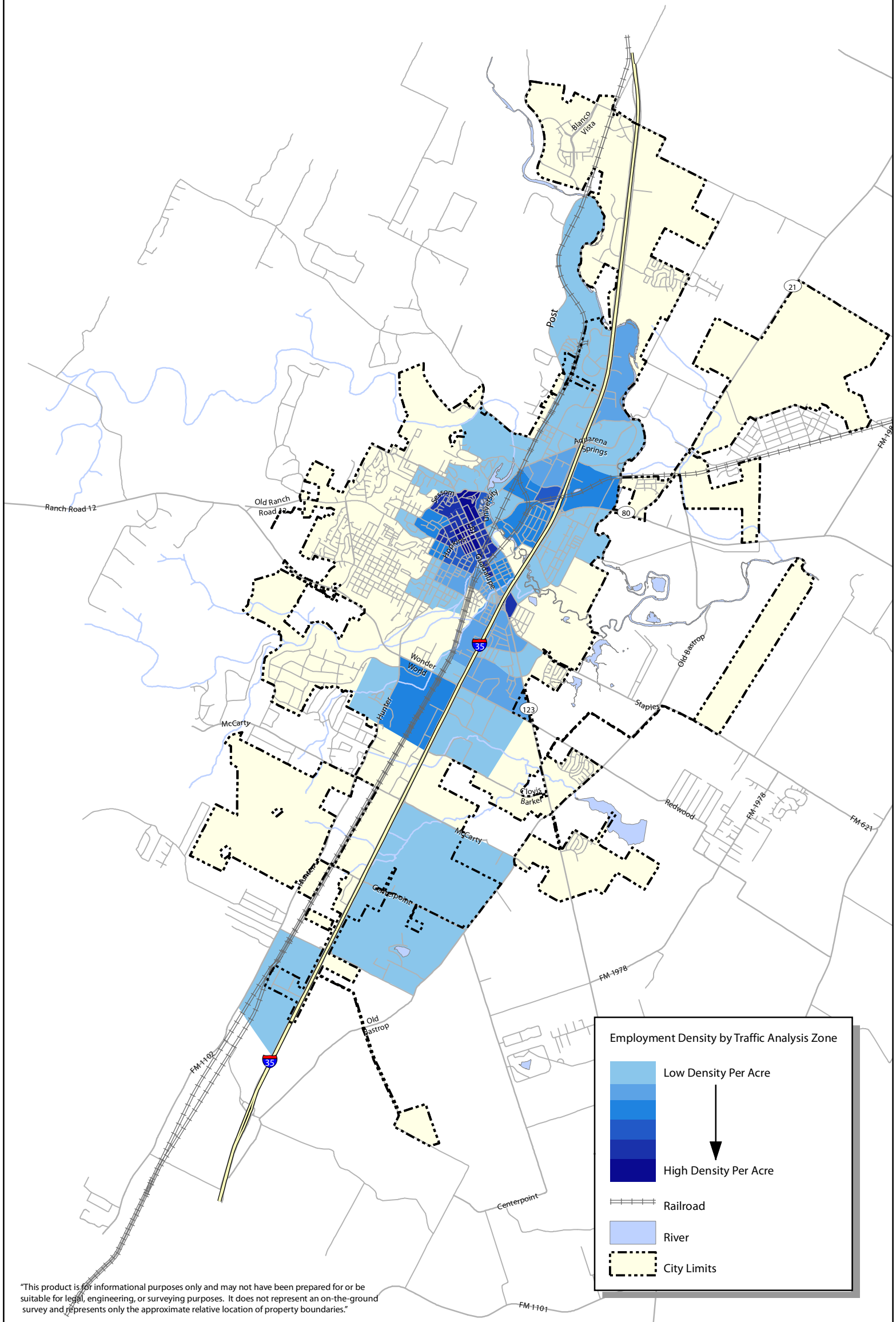
County



San Marcos Counties

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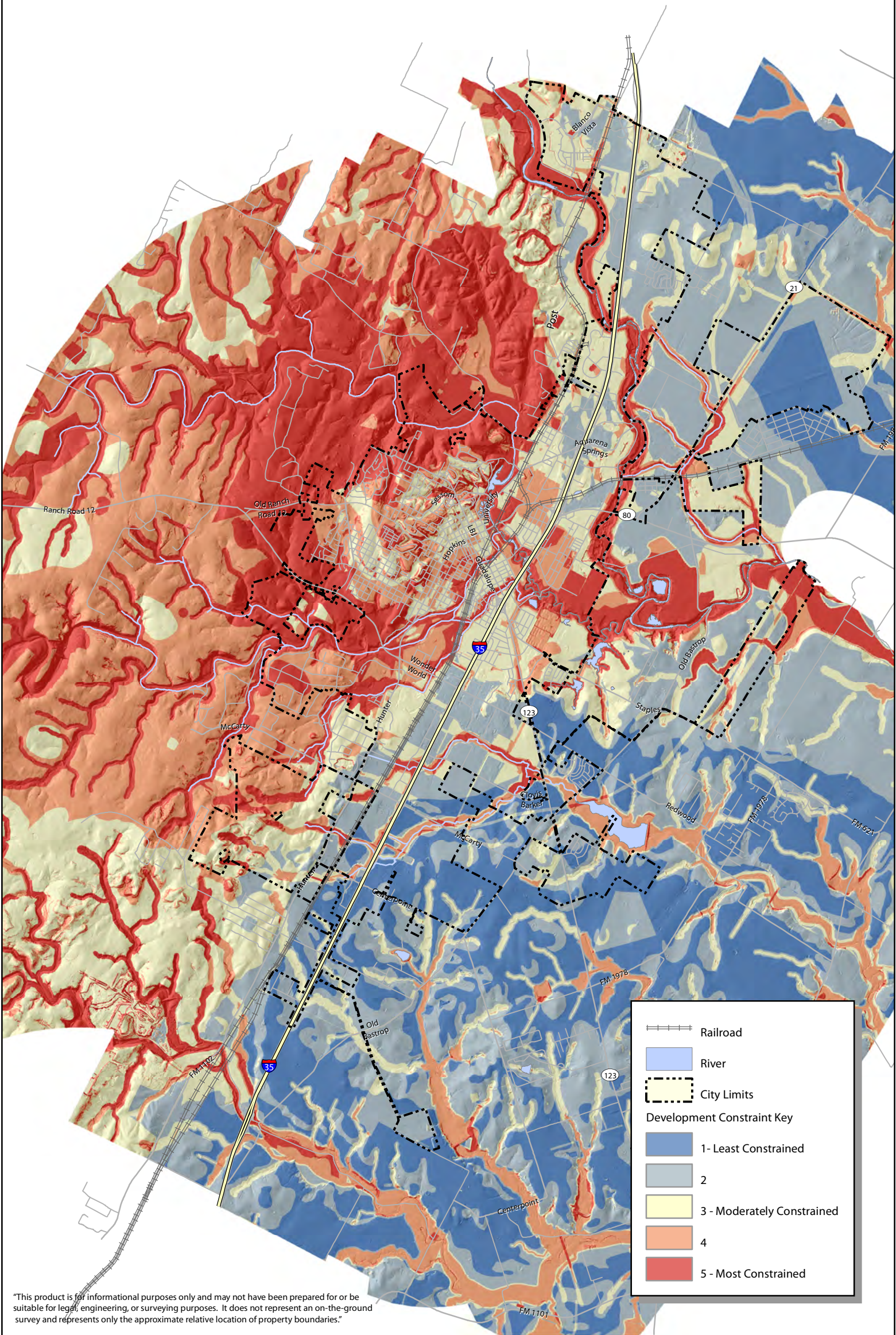
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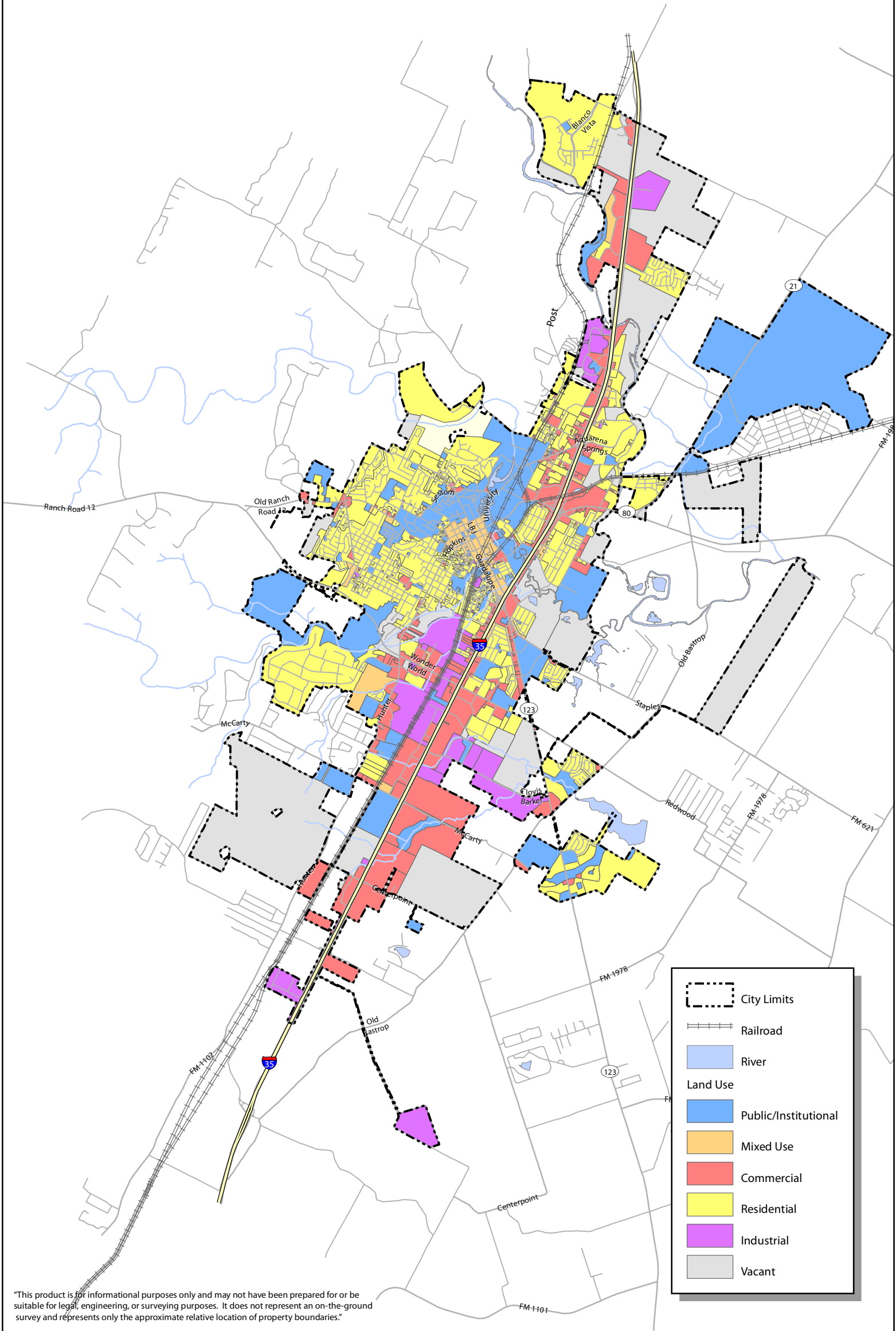
Land Use Suitability



0 0.5 1 Miles



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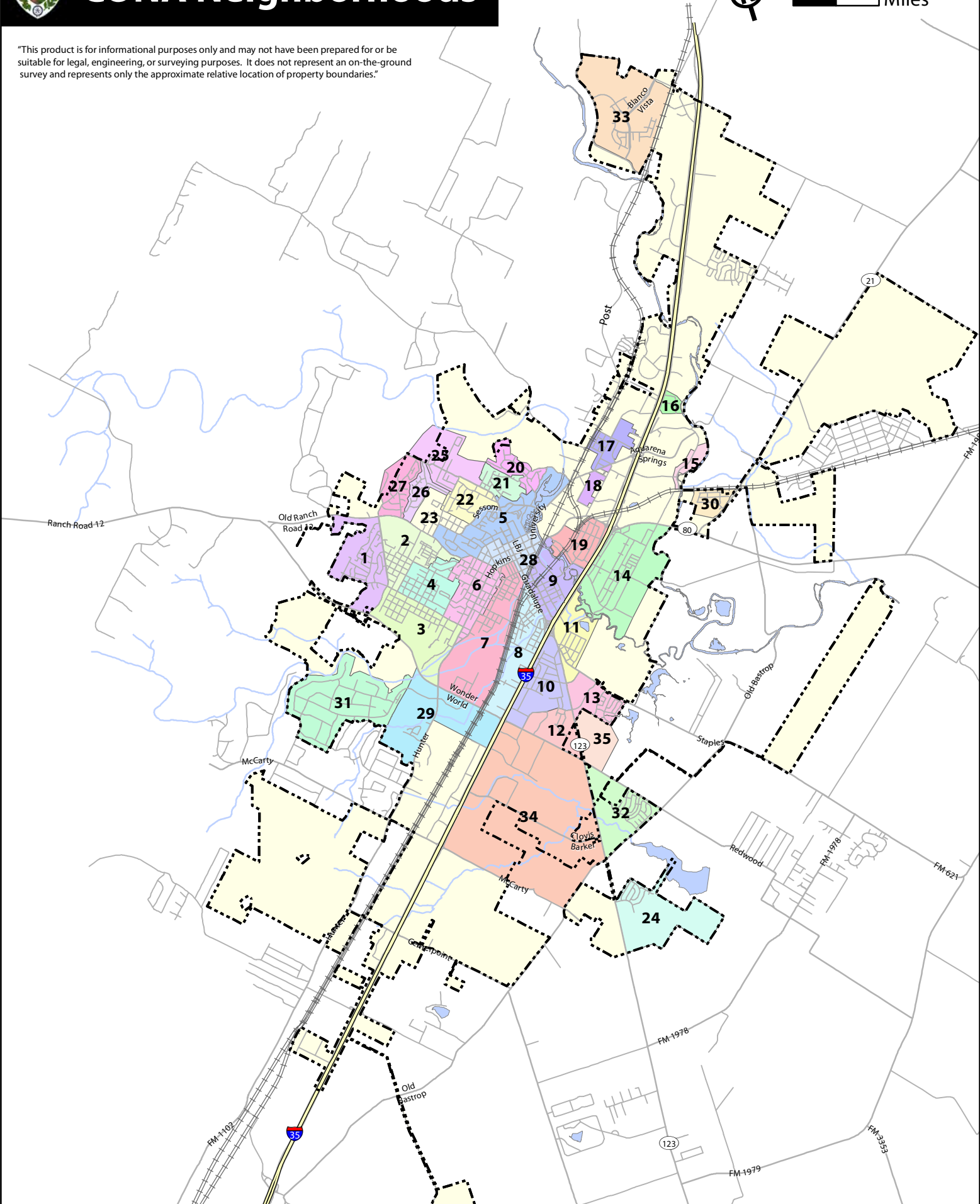
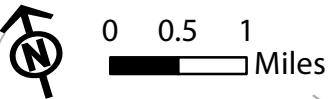


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CONA Neighborhoods

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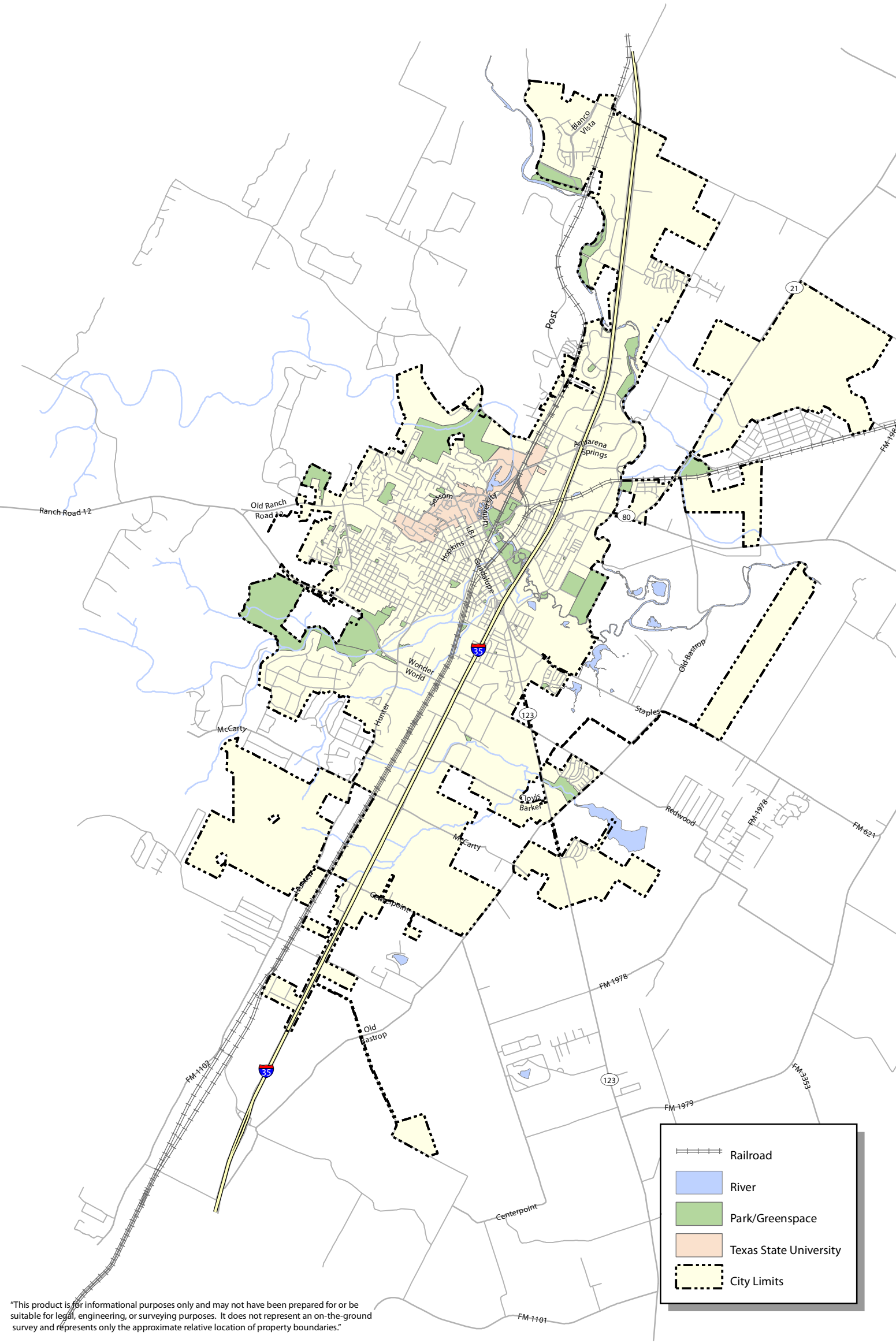
	Railroad	CONA Neighborhoods			
	River	01, Greater Castle Forest	09, East Guadalupe	18, Millview West	27, Hughson Heights
	City Limits	02, Oak Heights	10, Sunset Acres	19, Rio Vista	28, Downtown Association
		03, Westover	11, Wallace Addition	20, Spring Lake Hills	29, Hunters Hill
		04, Southwest Hills	12, Mockingbird Hills	21, Forest Hills	30, Blanco River North
		05, Texas State University	13, Hills of Hays	22, Sessom Creek	31, Willow Creek
		06, Heritage	14, Blanco Gardens	23, Holland Hills	32, El Camino Real
		07, Dunbar	15, Two Rivers East	24, Cottonwood Creek	33, Blanco Vista
		08, Victory Gardens	16, Fairlawn	25, Tanglewood	34, New Neighborhood
			17, Millview East	26, Sierra Circle	35, La Vista





Parks and Greenspaces





0 0.5 1 Miles




 Railroad

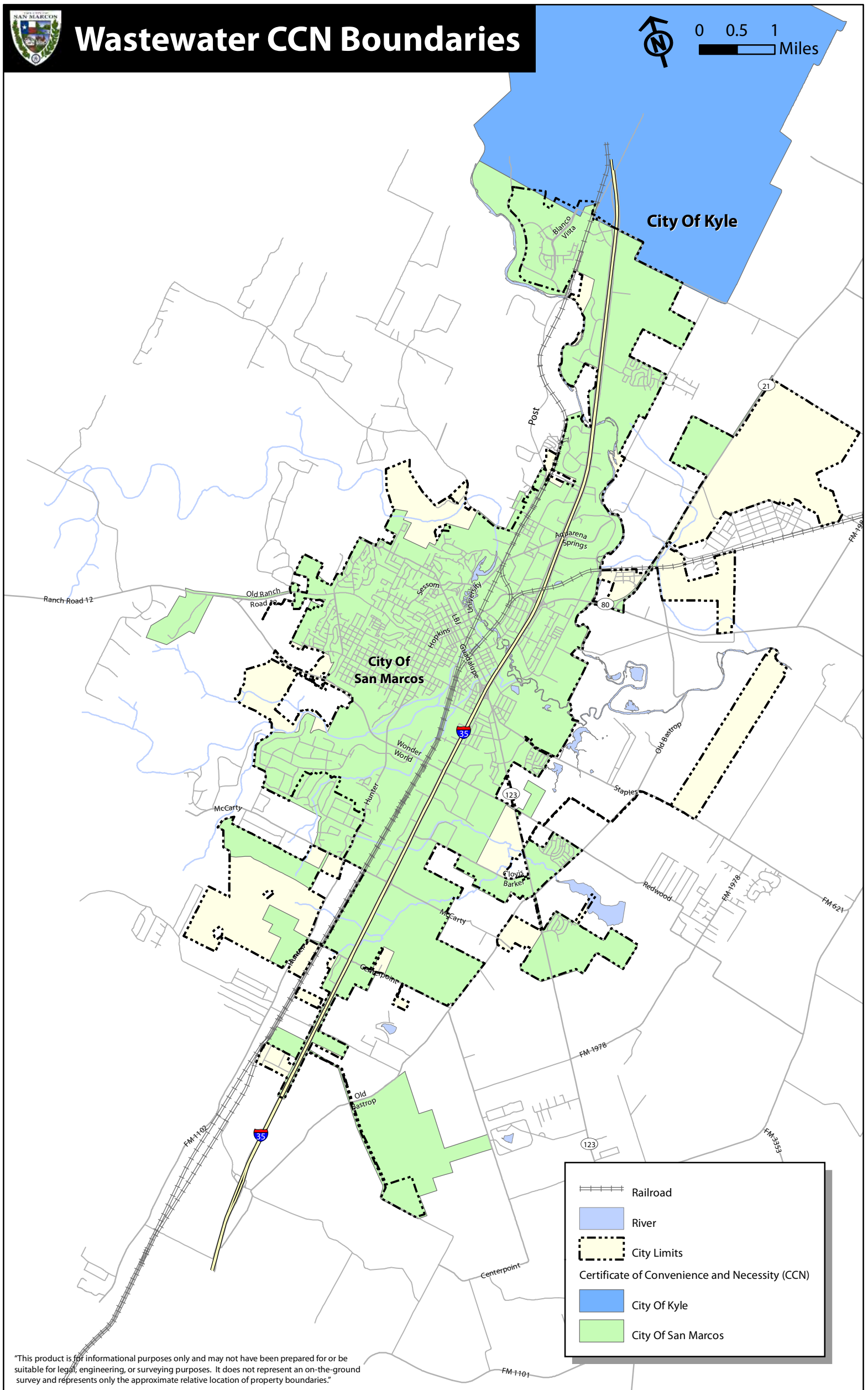
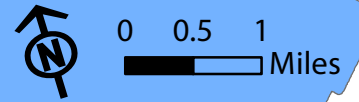
 River

 Park/Greenspace

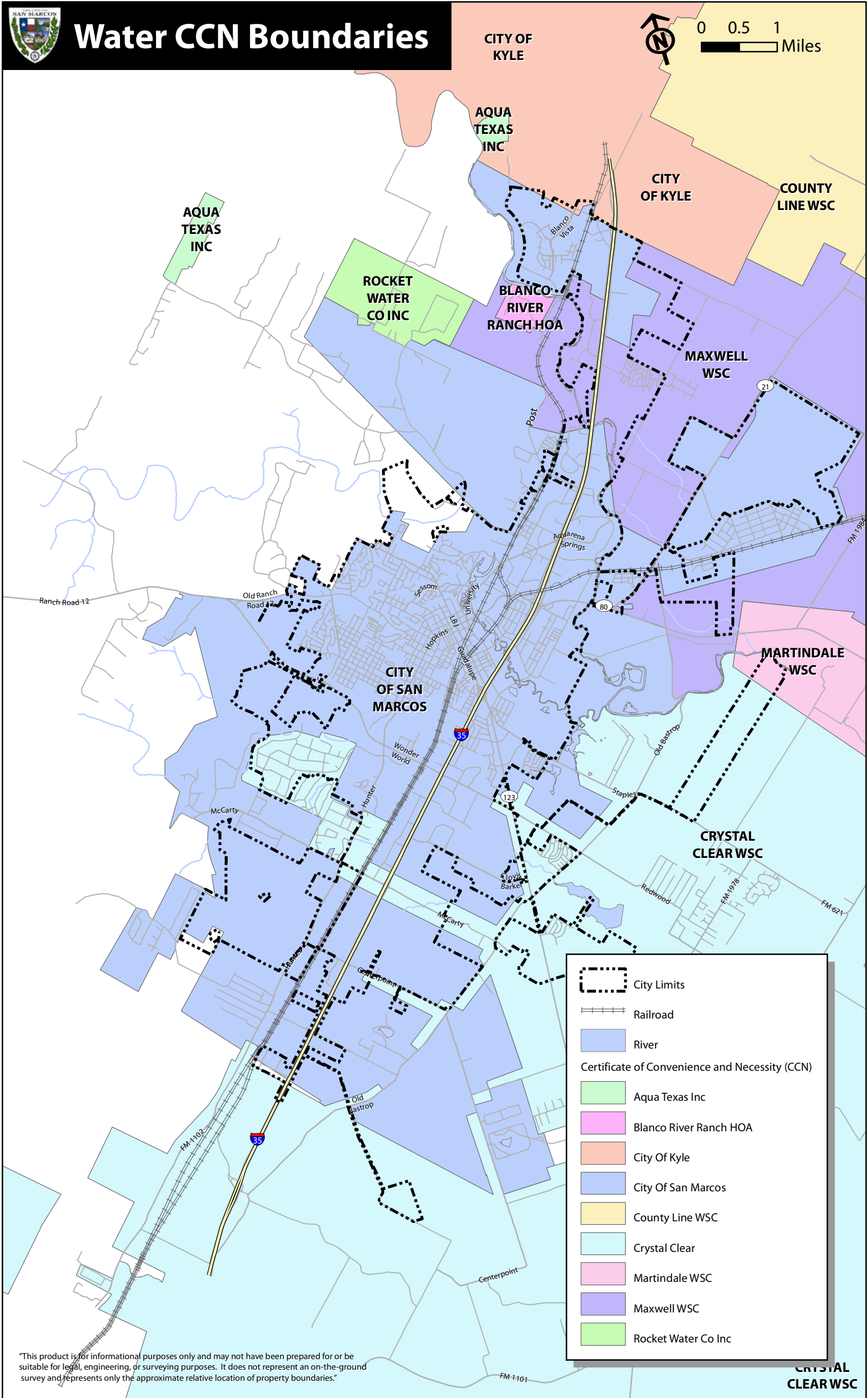
 Texas State University

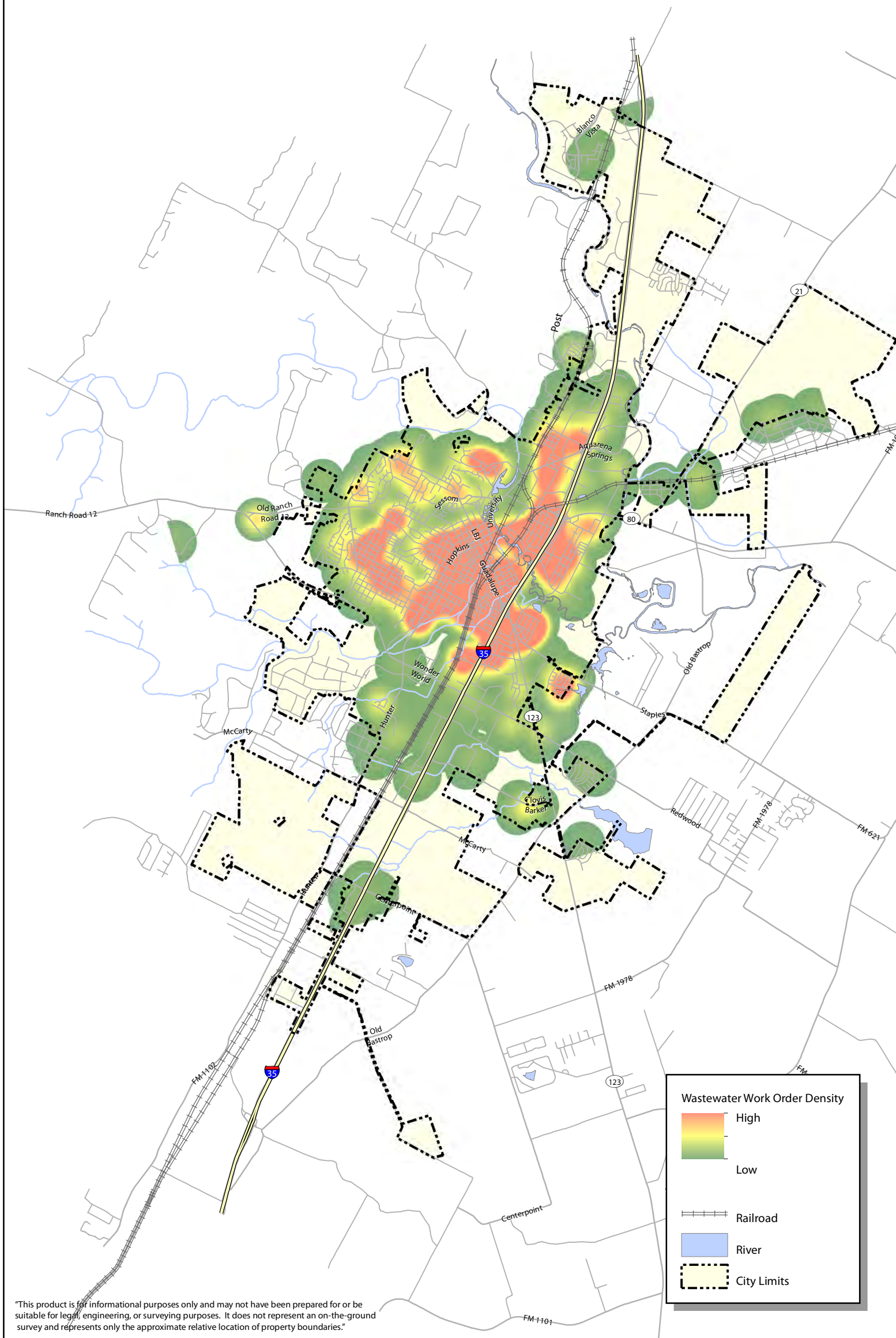
 City Limits

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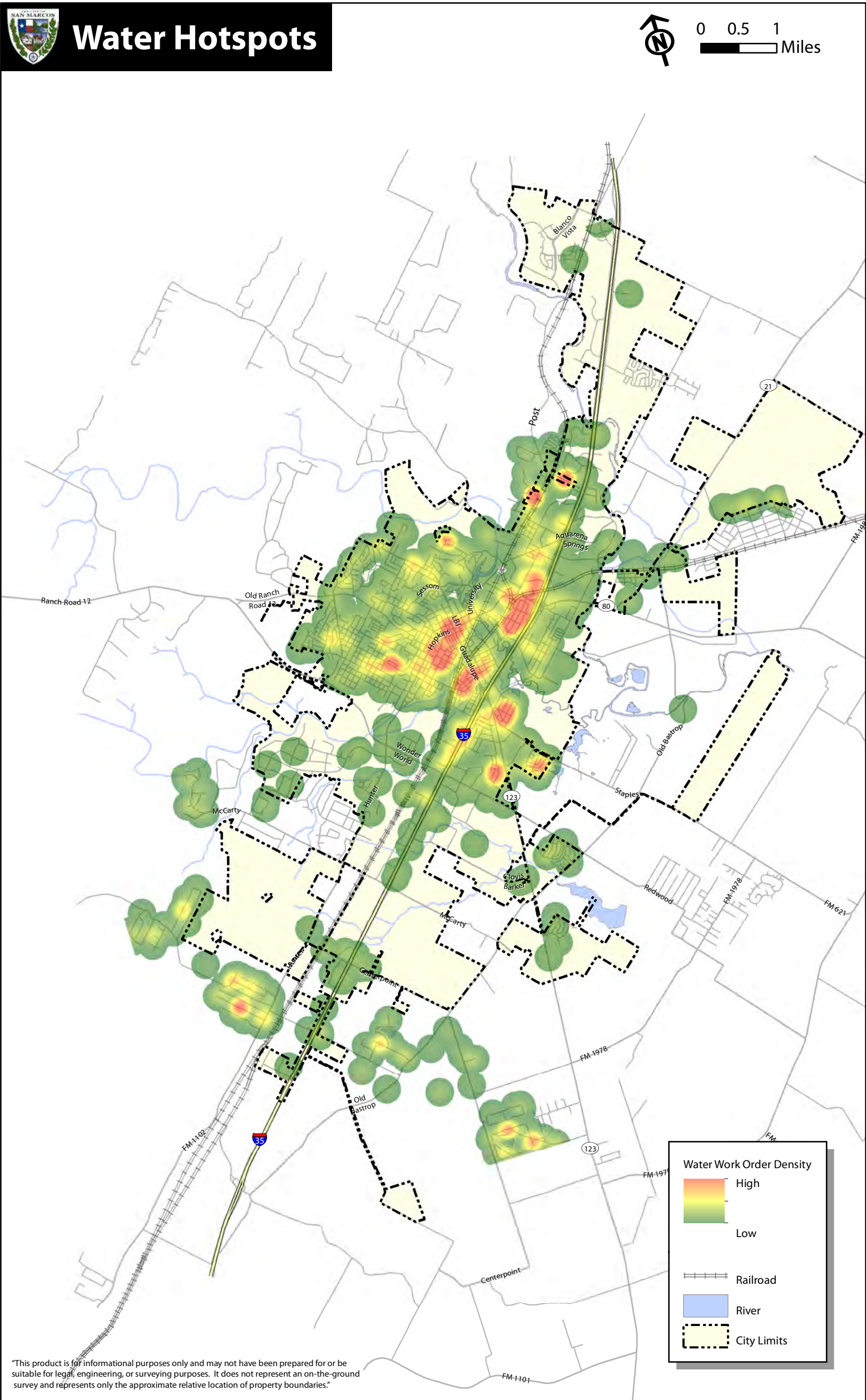


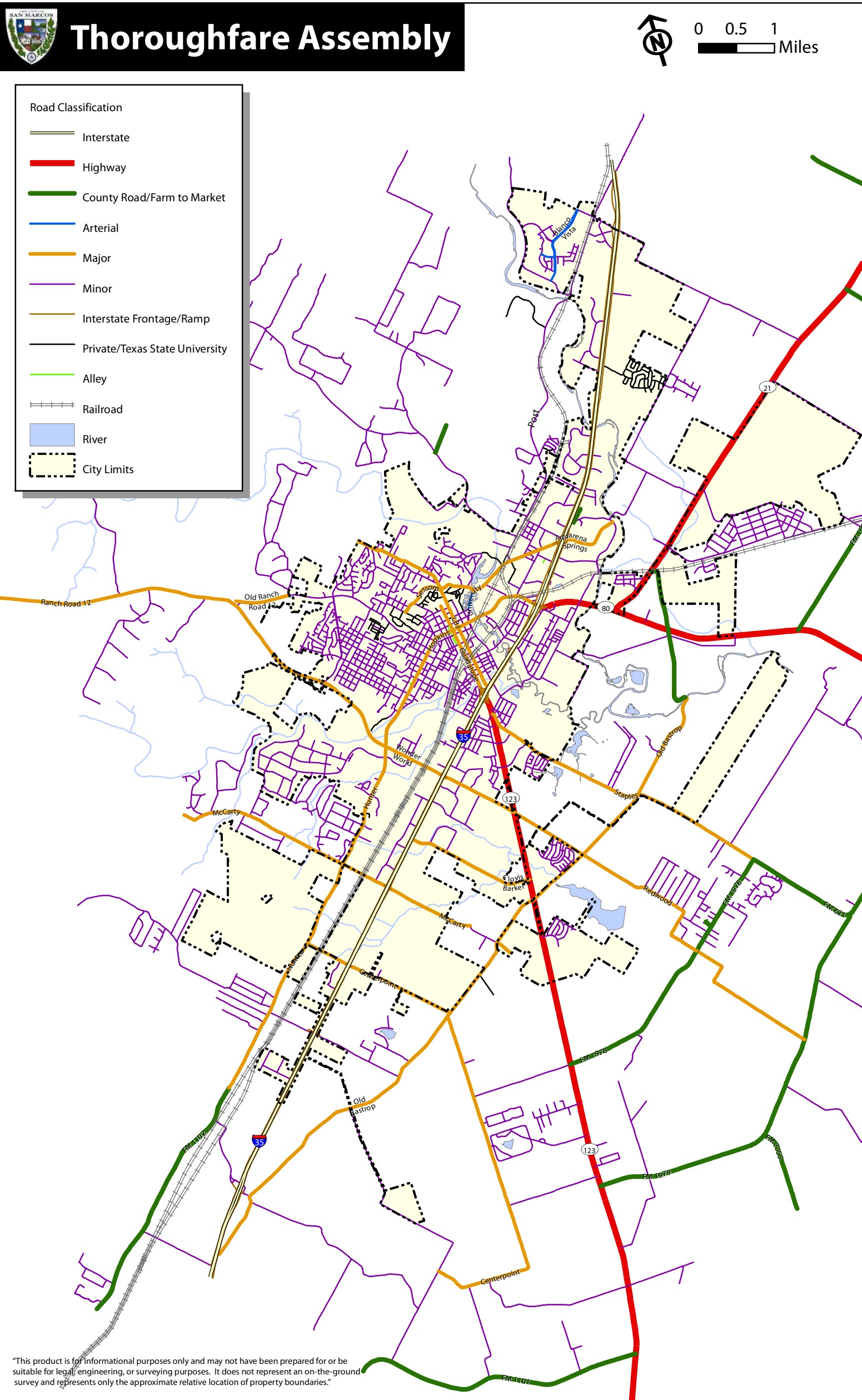
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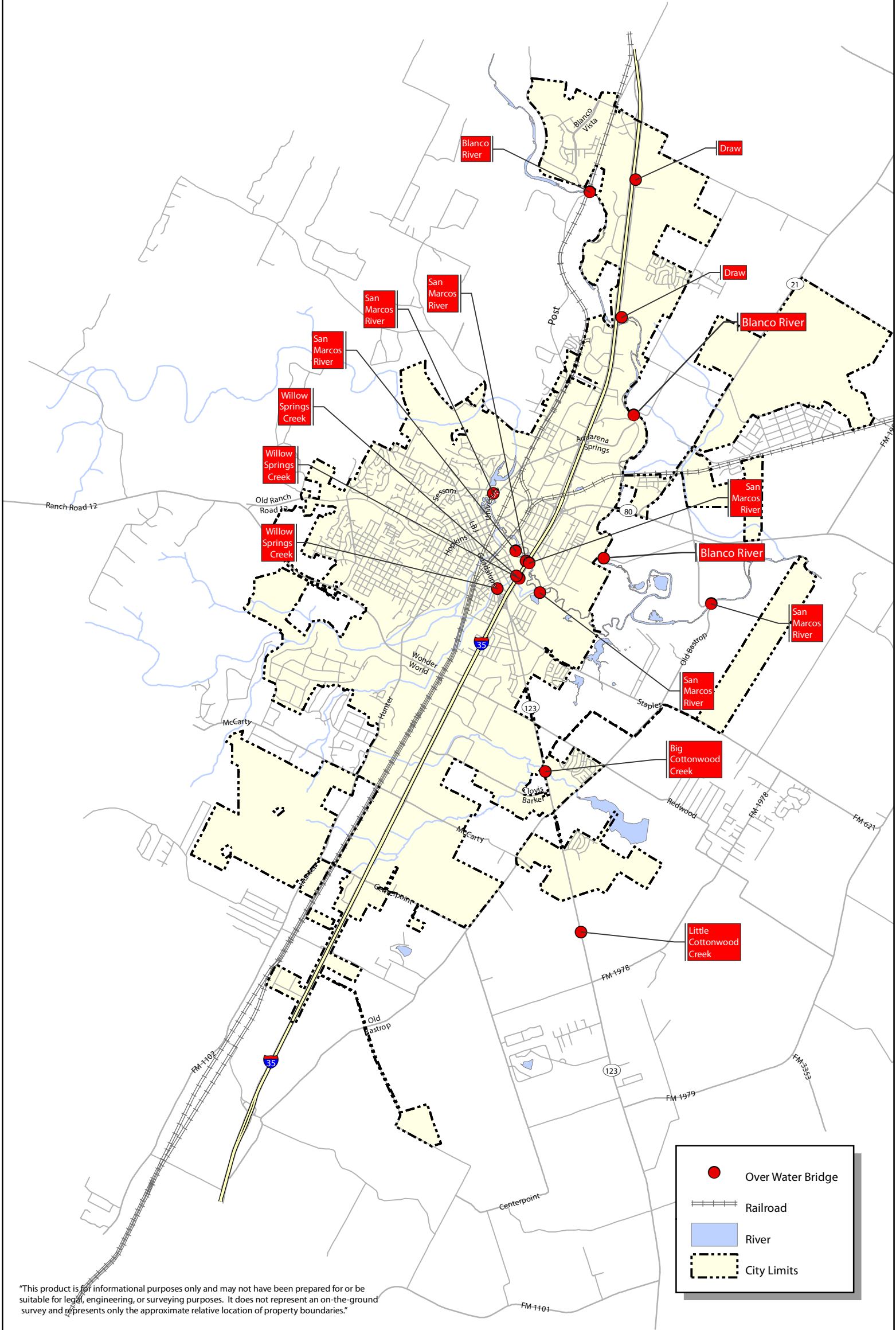


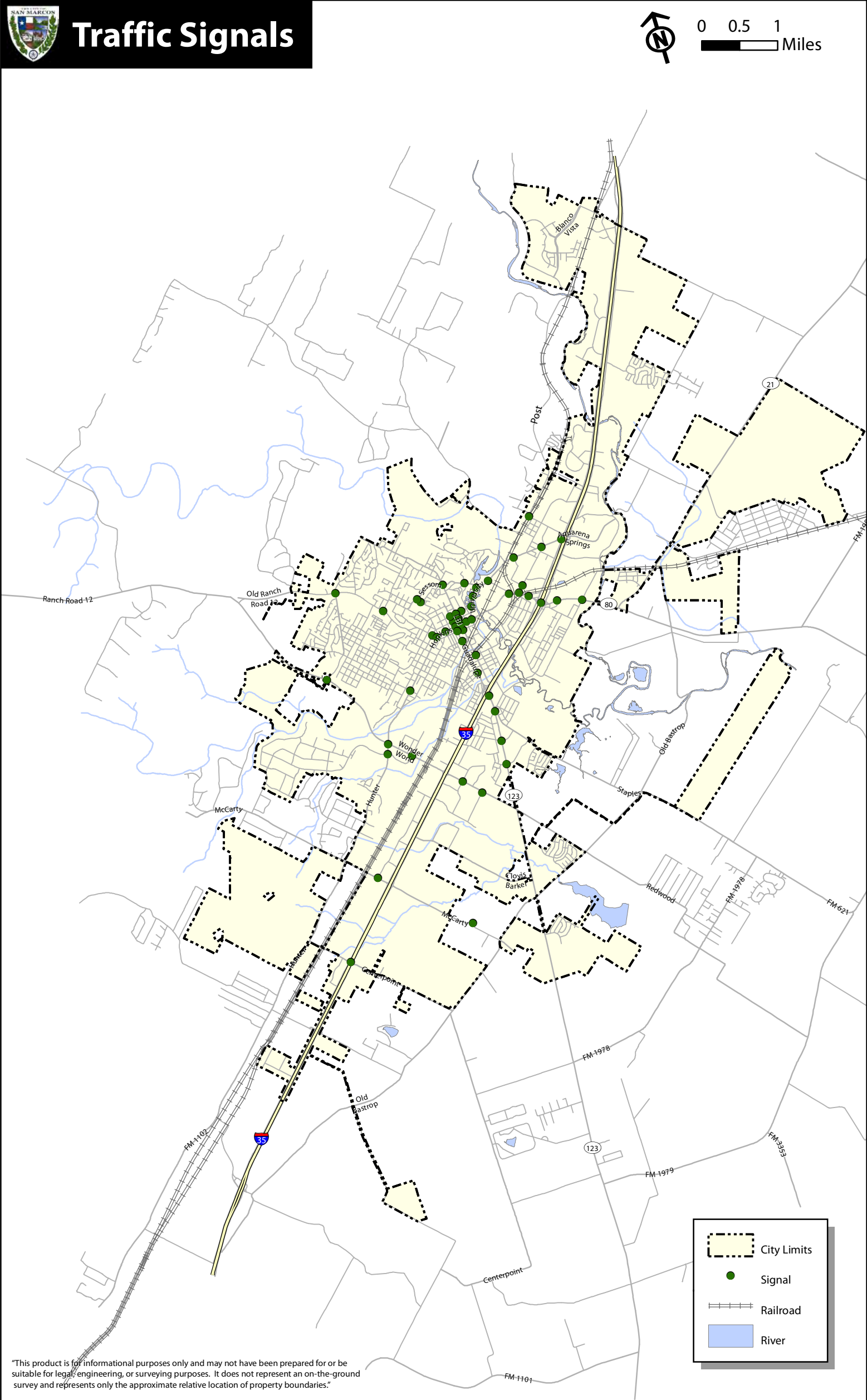
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Traffic Signals



00.51Miles



City Limits



Signal

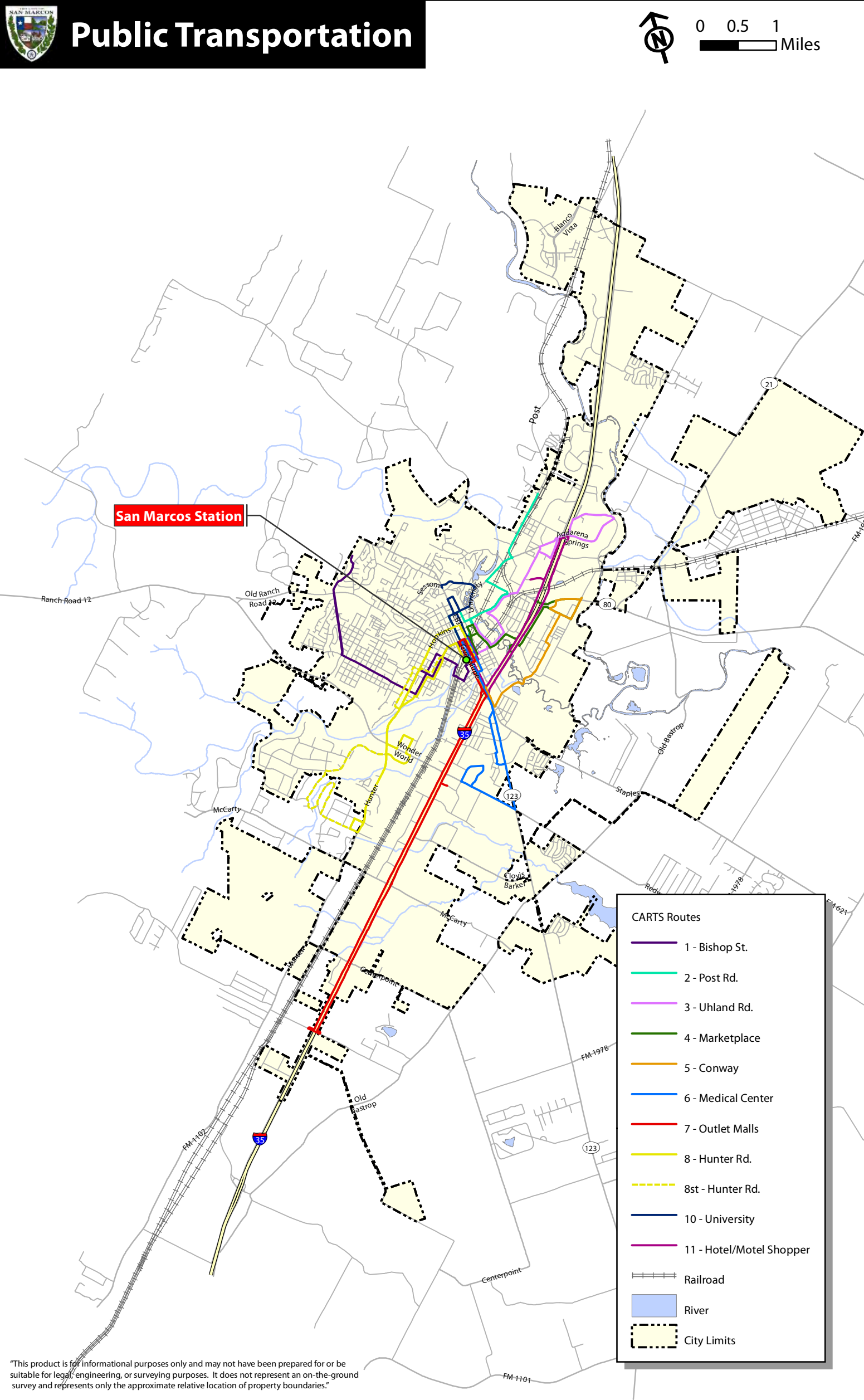


Railroad

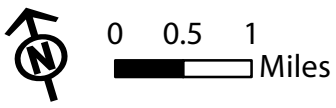


River

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Public Transportation



San Marcos Station

- CARTS Routes
- 1 - Bishop St.
 - 2 - Post Rd.
 - 3 - Uhland Rd.
 - 4 - Marketplace
 - 5 - Conway
 - 6 - Medical Center
 - 7 - Outlet Malls
 - 8 - Hunter Rd.
 - 8st - Hunter Rd.
 - 10 - University
 - 11 - Hotel/Motel Shopper
- Railroad
- River
- City Limits

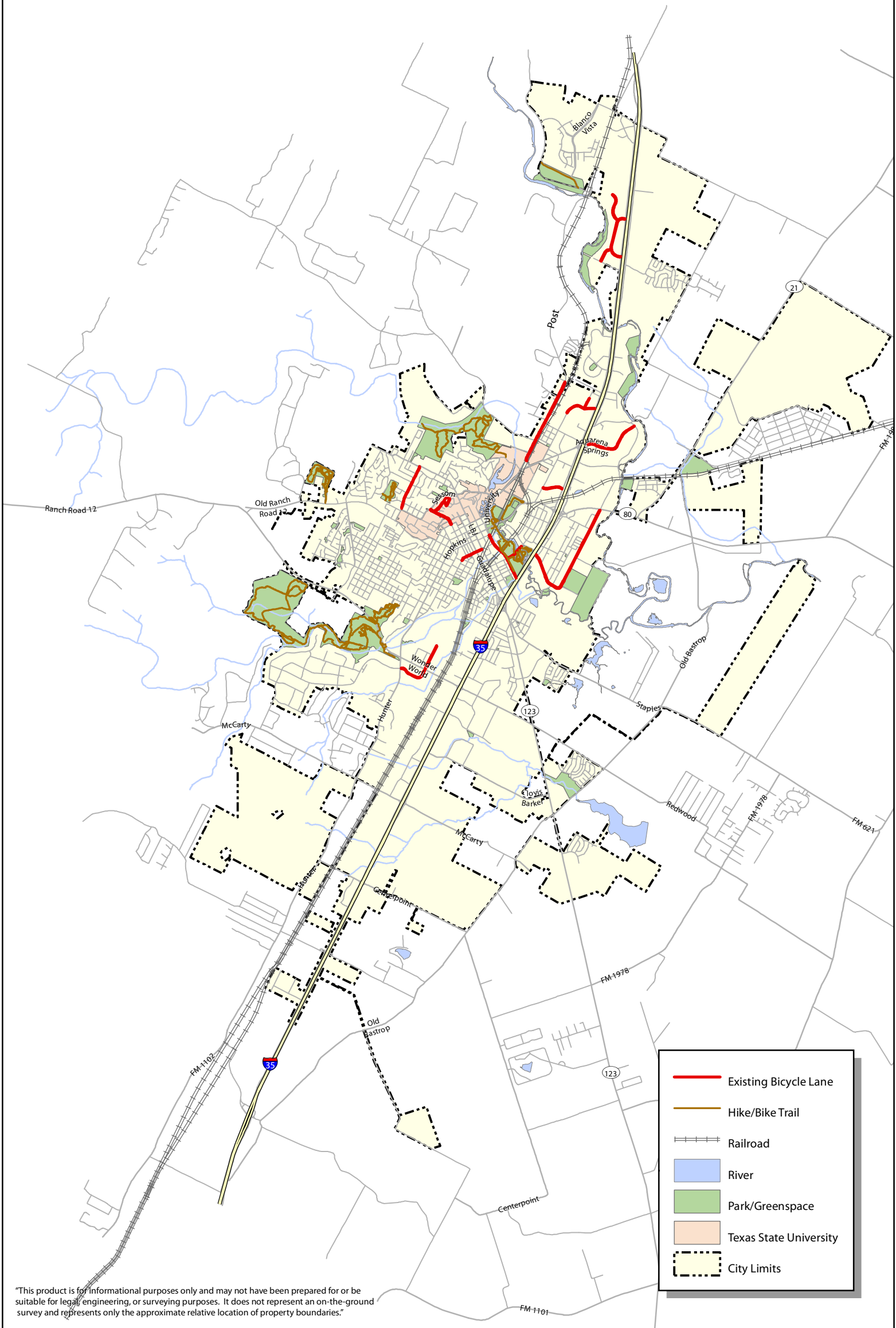
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Bicycle Infrastructure



0 0.5 1
Miles



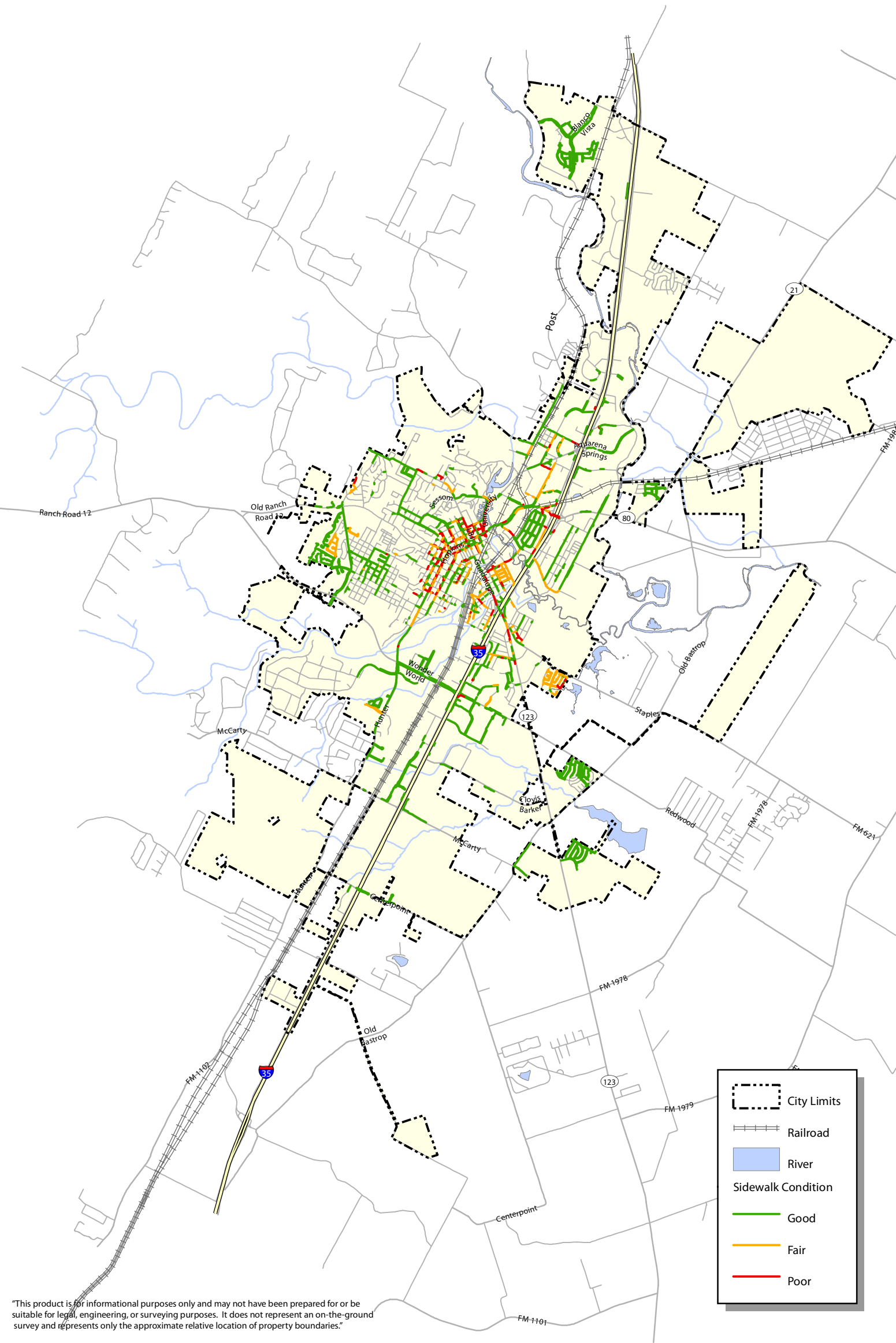
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Sidewalk Inventory



0 0.5 1
Miles



City Limits

Railroad

River

Sidewalk Condition

Good

Fair

Poor

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